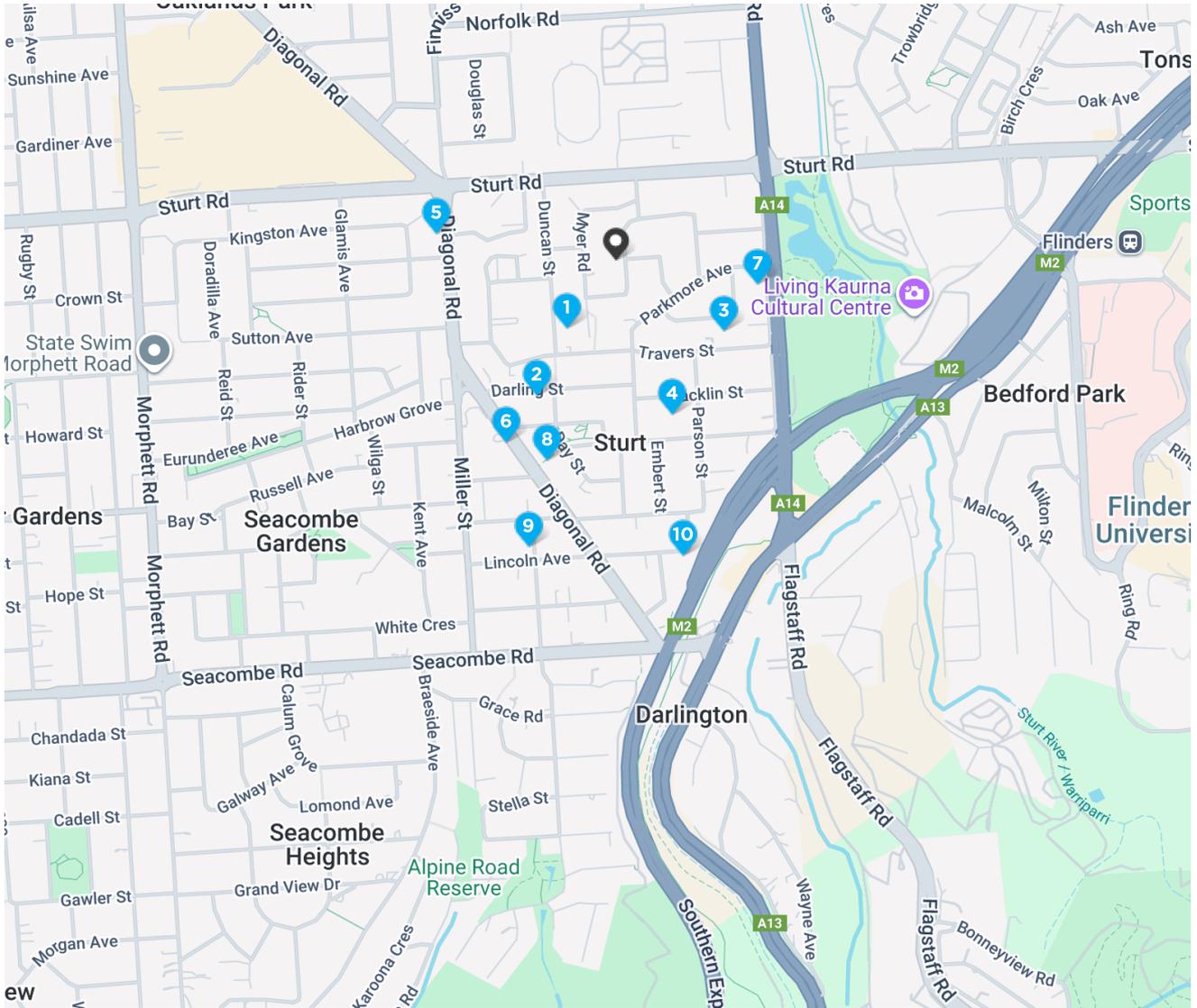


Comparables Map: Sales



Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Price
1	37 DUNCAN STREET STURT SA 5047	4	1	4	\$1,051,000
2	10 DARLING STREET STURT SA 5047	3	2	1	\$889,536
3	7 TRAVERS STREET STURT SA 5047	3	1	1	\$898,000
4	2 REEN COURT STURT SA 5047	3	1	2	\$850,000
5	339 DIAGONAL ROAD SEACOMBE GARDENS SA 5047	-	-	1	\$670,000
6	385 DIAGONAL ROAD STURT SA 5047	3	1	2	\$765,000
7	904 MARION ROAD STURT SA 5047	2	1	1	\$860,000
8	370 DIAGONAL ROAD STURT SA 5047	3	1	1	\$835,000
9	7B LINCOLN AVENUE STURT SA 5047	3	1	2	\$930,000
10	13 DARLINGTON STREET STURT SA 5047	3	1	1	\$739,000

Google Map data ©2025 Google

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

- 1** 37 DUNCAN STREET STURT SA 5047 **Sold** **\$1,051,000**



🏠 4 🚰 1 🚗 4 📏 825m² 📐 126m²
 Year Built 1964 DOM 18
 Sold Date 28-Mar-25 Distance 0.22km
 First Listing Auction 8/2 (USP)
 Last Listing Contact Agent
- 2** 10 DARLING STREET STURT SA 5047 **Sold** ^{RS} **\$889,536**



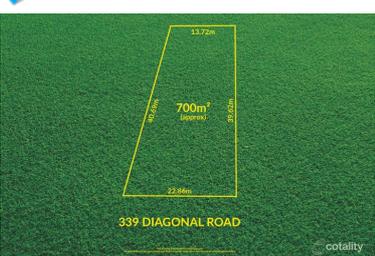
🏠 3 🚰 2 🚗 1 📏 700m² 📐 153m²
 Year Built 2017 DOM 33
 Sold Date 21-Oct-25 Distance 0.41km
 First Listing \$749k-\$799k
 Last Listing -
- 3** 7 TRAVERS STREET STURT SA 5047 **Sold** **\$898,000**



🏠 3 🚰 1 🚗 1 📏 800m² 📐 125m²
 Year Built 1964 DOM 41
 Sold Date 28-Mar-25 Distance 0.34km
 First Listing Best Offers By 3/02 (USP)
 Last Listing \$898k
- 4** 2 REEN COURT STURT SA 5047 **Sold** **\$850,000**



🏠 3 🚰 1 🚗 2 📏 623m² 📐 125m²
 Year Built 1970 DOM 18
 Sold Date 11-Jul-25 Distance 0.43km
 First Listing Auction (USP)
 Last Listing Auction (USP)
- 5** 339 DIAGONAL ROAD SEACOMBE GARDENS SA 5047 **Sold** **\$670,000**



🏠 - 🚰 - 🚗 1 📏 700m² 📐 91m²
 Year Built 1952 DOM 38
 Sold Date 27-Dec-24 Distance 0.47km
 First Listing \$695,000
 Last Listing \$695,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

6	385 DIAGONAL ROAD STURT SA 5047	Sold \$765,000
	<p> 🏠 3 🚰 1 🚗 2 📏 685m² 📐 89m² Year Built 1955 DOM - Sold Date 06-Jan-25 Distance 0.56km First Listing - Last Listing - </p>	
7	904 MARION ROAD STURT SA 5047	Sold \$860,000
	<p> 🏠 2 🚰 1 🚗 1 📏 700m² 📐 115m² Year Built 1971 DOM 54 Sold Date 02-Jun-25 Distance 0.37km First Listing \$800,000 - \$850,000 Last Listing \$800,000 - \$850,000 </p>	
8	370 DIAGONAL ROAD STURT SA 5047	Sold \$835,000
	<p> 🏠 3 🚰 1 🚗 1 📏 800m² 📐 105m² Year Built 1955 DOM 51 Sold Date 22-Oct-25 Distance 0.56km First Listing BEST OFFER Last Listing BEST OFFER </p>	
9	7B LINCOLN AVENUE STURT SA 5047	Sold \$930,000
	<p> 🏠 3 🚰 1 🚗 2 📏 536m² 📐 162m² Year Built 2003 DOM 20 Sold Date 08-Apr-25 Distance 0.79km First Listing \$879k - \$919k Last Listing \$879k - \$919k </p>	
10	13 DARLINGTON STREET STURT SA 5047	Sold \$739,000
	<p> 🏠 3 🚰 1 🚗 1 📏 700m² 📐 - Year Built 1963 DOM 42 Sold Date 24-Feb-25 Distance 0.79km First Listing \$739,000 - \$779,000 Last Listing Sold </p>	

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Comparable Sales

11	11 MILLER STREET STURT SA 5047	Sold \$1,205,000
	<p> 🏠 3 🚿 1 🚗 - 📏 1,000m² 📐 103m² Year Built 1955 DOM 24 Sold Date 03-Oct-25 Distance 0.91km First Listing Offers Close Monday, 4th August at 12pm (USP) Last Listing - </p>	
12	413 DIAGONAL ROAD STURT SA 5047	Sold \$600,000
	<p> 🏠 - 🚿 - 🚗 - 📏 664m² 📐 114m² Year Built 1950 DOM - Sold Date 10-Oct-25 Distance 0.93km First Listing - Last Listing - </p>	
13	7 TORQUAY ROAD STURT SA 5047	Sold \$766,000
	<p> 🏠 5 🚿 2 🚗 - 📏 600m² 📐 151m² Year Built 1950 DOM 24 Sold Date 10-Jan-25 Distance 0.96km First Listing Best Offers By 26/11 (USP) Last Listing \$766,000 </p>	
14	41 SEACOMBE ROAD STURT SA 5047	Sold ^{RS} \$761,000
	<p> 🏠 3 🚿 1 🚗 1 📏 761m² 📐 86m² Year Built 1950 DOM 109 Sold Date 16-Oct-25 Distance 1.02km First Listing Contact Agent Last Listing \$780,000-\$805,000 </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

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